



Associates, L.L.C.

February 18, 2004

Honorable Greg Nickels
City of Seattle
600 Fourth Avenue
12th Floor
Seattle, WA 98104-1873

Subject: Status of Northgate South Lot Planning Activities

Dear Mayor Nickels:

The time has come for the City of Seattle to act on a critical step which is part of the Northgate Framework Resolution: The City should execute its option to purchase the 2.7 acres of the south parking lot which will become part of the larger development under discussion. This letter reports the progress to date and the next steps required by the Framework Resolution.

It has been two months since the adoption of the Northgate Framework Resolution. The Resolution set forth specific steps for planning the south lot which included creating an advisory stakeholders group, and directing many other Northgate initiatives. Considerable progress has been made during that time, as we have been working closely with City staff, King County-Metro, and representatives of Thornton Creek groups and community councils to identify the most viable solutions to the specific challenges for the South Lot. Our discussions and planning have retained a focus on providing a coordinated response to the four key elements identified in the Framework Resolution – transportation, open space, pedestrian improvements and alternative strategies for improvements to Thornton Creek. Our objective has been to get a good understanding of the issues in each topic area and to anticipate how we can best facilitate community involvement as we move forward.

The Northgate Framework Resolution calls for an evaluation of three Thornton Creek options to integrate natural drainage strategies and open space on the south lot. These options include "daylighting" existing below-grade stormwater pipes, a "natural drainage system" using stormwater closer to the surface, and a "hybrid" combination of both concepts. Over the last two months we have been working with Seattle Public Utilities on an investigation of these alternatives, and significant progress has been made. Lorig has assisted the evaluation directly in combination with the contributions of Peggy Gaynor and Pace Engineering, consultants hired jointly by Lorig and the Thornton Creek Legal Defense Fund. With the assistance of these consultants and SPU, Lorig has developed site plans that will work with either the "natural system drainage" or the "hybrid" design options. We understand that the work done to date will be presented at the first Northgate stakeholders meeting in March.

We would also recommend that Seattle Public Utilities contract directly with Peggy Gaynor and Pace Engineering to provide continuity to our original work and to properly complete the analysis for natural drainage options. We are now turning over our work to date to SPU to complete the technical analysis and eventual designs of the improvements.

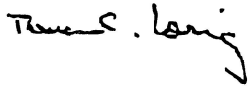
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Lorig will now be shifting its focus towards the design, planning, and business work related to the economics and viability of the development aspects of the project. However Lorig, the stakeholders and the community must have some certainty that the City is going to execute its option to purchase the 2.7 acres, and that SPU will complete the financial and technical analysis needed for the stormwater plans. Without confirmation from the City of its willingness to proceed, we cannot complete our development plans for the entire site.

The future of the Northgate south lot is getting brighter by the day. The vision outlined by you last fall is taking shape, and we are ever-closer to being able to provide new housing, retail opportunities, jobs, open space, and pedestrian connections. We encourage the City to execute its option to purchase the 2.7 acres so that Lorig and the community has some certainty in proceeding with a coordinated plan in line with the Northgate Area Comprehensive Plan.

Thank you very much.

Sincerely,



Bruce C. Lorig
Partner

Cc: Jan Drago, President Seattle City Council
City Council
Chuck Clarke Director, Seattle Public Utilities
Thornton Creek Alliance
Thornton Creek Legal Defense Fund